



**GRASSROOTS**  
REALTY GROUP

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**311 Saddlecreek Point NE**  
**Calgary, Alberta**

**MLS # A2284264**



**\$569,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Chandelier, Kitchen Island, Open Floorplan, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

**\*\*OPEN HOUSE FEBRUARY 07, 2026 | 1:00 PM TO 3:00 PM\*\*** Do not miss the opportunity to own this well-maintained bi-level residence, featuring a double attached garage and situated on a quiet cul-de-sac. Offering over 2,100 square feet of living space to accommodate growing family needs. The spacious entryway leads to the main floor, where you will find hardwood flooring and an open layout connecting the living room, kitchen, and dining area. The primary bedroom boasts a walk-in closet and four-piece ensuite, complemented by an additional bedroom and full bathroom. The fully finished basement includes an illegal suite with a bedroom and full bath, as well as expansive family and living rooms along with a gas fireplace, perfect for hosting gatherings. There is potential for adding bedrooms with city approval. Additional features include air and water filtration systems, water softener, central vacuum, and central air conditioning. The property has recently upgraded roofing shingles, siding, and a new garage door. The exterior offers professional landscaping, an oversized deck, patio with fire pit, and convenient access to walking/biking trails leading to the ponds. This location is within walking distance of schools, public transit, train station, and shopping. For further details or to arrange a viewing, please contact your preferred realtor.